



# PLANNING COMMISSION SUMMARY OF ACTIONS

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October 24, 2002

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PRESENT: Commissioners Alcorn, Byers, de la Fe, DuBois, Hall, Harsel, Kelso, Koch, Moon, Smyth, Wilson

ABSENT: Commissioner Murphy

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The meeting was called to order at 8:15 p.m. by Vice Chairman John R. Byers.

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## COMMISSION MATTERS

Commissioner Hall MOVED THAT THE DECISION ONLY ON SE-2002-MA-013, ABDULELAH AL-KELIDDAR, BE FURTHER DEFERRED INDEFINITELY.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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Commissioner Koch announced his intent to defer the public hearing on PCA-78-C-063-3, Westfields Corporate Center Associates, Limited Partnership, from November 6, 2002 to indefinitely.

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SE-2002-MA-019 - CAMPBELL & FERRARA NURSERIES (Decision Only)  
(Public Hearing held on September 17, 2002)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-2002-MA-019, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED OCTOBER 16, 2002.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ON THE NORTHERN PORTIONS OF THE EASTERN AND WESTERN BOUNDARIES TO THAT SHOWN ON THE SE PLAT AND AS CONDITIONED.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF THE ADDITIONAL STANDARD NUMBER 5 TO ALLOW BUILDINGS TO BE LOCATED CLOSER THAN 100 FEET FROM THE ABUTTING RESIDENTIAL DISTRICT.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF ADDITIONAL STANDARD NUMBER 9 TO ALLOW A REDUCTION IN PARKING TO THAT SHOWN ON THE SE PLAT.

Commissioner Kelso seconded the motion carried by a vote of 8-0-2 with Commissioners Harsel and Wilson abstaining; Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

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RZ-2001-LE-048/FDP-2001-LE-048 - CENTEX HOMES (Decision Only)  
(Public Hearing held on October 10, 2002)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-LE-048 AND THE CONCEPTUAL DEVELOPMENT PLAN BY CENTEX HOMES, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE NOW DATED OCTOBER 15, 2002.

Commissioner Koch seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and DuBois abstaining; Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THE PLANNING COMMISSION APPROVE FDP-2001-LE-048, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED OCTOBER 17 AND THE BOARD'S APPROVAL OF RZ-2001-LE-048 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Koch seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and DuBois abstaining; Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD APPROVAL OF A WAIVER OF FENCE HEIGHT, PER PARAGRAPH 8 OF SECTION 16-401, TO PERMIT THE PROPOSED WALL ALONG TELEGRAPH ROAD TO BE UP TO SEVEN FEET IN HEIGHT AND THE MODIFICATION OF THE TRAIL ALONG OLD TELEGRAPH ROAD TO THAT SHOWN ON THE CDP/FDP.

Commissioner Koch seconded the motion which carried by a vote of 7-0-3 with Commissioners Byers, DuBois and Hall abstaining; Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

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RZ-2002-LE-014 - LITTLE RIVER DEVELOPMENT CORPORATION (Decision Only)  
(Public Hearing held on October 10, 2002)

Commissioner Kelso MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2002-LE-014, LITTLE RIVER DEVELOPMENT CORPORATION, SUBJECT TO THE EXECUTION OF PROFFERS NOW DATED OCTOBER 24, 2002.

Commissioner Koch seconded the motion which carried by a vote of 4-3-3 with Commissioners de la Fe, Kelso, Koch and Wilson in favor; Commissioners Hall, Moon and Smyth opposed; Commissioners Byers, Harsel and Smyth abstaining; Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE REQUIREMENT FOR A 600 FOOT MAXIMUM PRIVATE STREET LENGTH.

Commissioner Koch seconded the motion which carried by a vote of 4-3-3 with Commissioners de la Fe, Kelso, Koch and Wilson in favor; Commissioners Hall, Moon and Smyth opposed; Commissioners Byers, Harsel and Smyth abstaining; Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

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SEA-88-V-064-4 - PROGRESO HISPANO  
2232-V02-16 - PROGRESO HISPANO

Commissioner Byers MOVED THAT THE PLANNING COMMISSION FIND THE PROPOSAL TO LEASE A PORTION OF THE HOME ECONOMICS BUILDING IN THE OLD MOUNT VERNON HIGH BY PROGRESO HISPANO FOR A TRAINING CENTER SATISFIES THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN *VIRGINIA CODE* SECTION 15.2-2232 AND FIND IT SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

The Commission as a whole seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE SEA-88-V-064-4, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS IN APPENDIX 1 OF THE STAFF REPORT.

The Commission as a whole seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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PCA-86-L-027 - TAVARES FAMILY LIMITED PARTNERSHIP

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT PCA-86-L-027 BE APPROVED, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ALONG THE SOUTHERN PROPERTY LINE BE MODIFIED TO PERMIT A 20 FOOT WIDE STRIP OF TRANSITIONAL SCREENING AND TO PERMIT THE EXISTING 8 FOOT HIGH WOODEN FENCE ALONG THE SOUTHERN PROPERTY LINE TO REMAIN.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRAIL REQUIREMENT ALONG CINDERBED ROAD BE WAIVED IN FAVOR OF THE PROPOSED FOUR FOOT WIDE CONCRETE SIDEWALK AS SHOWN ON THE CDP.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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RZ-2002-LE-010 - VERIZON VIRGINIA, INC.  
2232-L01-30 - VERIZON VIRGINIA, INC.

Commissioner Kelso MOVED THE PLANNING COMMISSION FIND THAT THE TELECOMMUNICATIONS FACILITY PROPOSED UNDER 2232-L01-30 DOES SATISFY THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA* AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2002-LE-010, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioners de la Fe and Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF TRANSITIONAL SCREENING

REQUIREMENT TO THE WEST IN FAVOR OF THE EXISTING VEGETATION TO REMAIN AND BE SUPPLEMENTED AS SHOWN ON THE GDP AND THAT IS THE 100 FOOT SCREENING AREA.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT TO THE SOUTH IN FAVOR OF THE PROPOSED SHRUBS AS SHOWN ON THE GDP.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT TO THE EAST ALONG THE PROPERTY FRONTAGE ALONG GROVEDALE ROAD.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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RZ-2001-PR-053 - JEFFERSON INVESTMENT GROUP, INC.  
SE-2002-PR-018 - JEFFERSON INVESTMENT GROUP, INC.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-2001-PR-053, SUBJECT TO THE DRAFT PROFFERS DATED OCTOBER 16, 2002.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE-2002-PR-018, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 10, 2002.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING YARD REQUIREMENT BE MODIFIED AND THAT THE BARRIER REQUIREMENT BE MODIFIED ALONG THE SOUTHERN BOUNDARY IN FAVOR OF THAT SHOWN ON THE GENERALIZED DEVELOPMENT PLAN, SPECIAL EXCEPTION PLAT, AND REFERENCED IN THE PROFFERS AND DEVELOPMENT CONDITIONS.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE REQUIREMENT FOR A TRAIL ALONG GALLOWS ROAD BE WAIVED IN FAVOR OF THE STREETScape SHOWN ON THE GDP/SE PLAT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE REQUIREMENT FOR A LOADING SPACE BE WAIVED.

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Harsel abstaining; Commissioner Murphy absent from the meeting.

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2232-V02-9 - MILESTONE COMMUNICATIONS, INC./SPRINT PCS

Commissioner Byers MOVED THAT WE DEFER THE DECISION ONLY ON 2232-V02-9 TO A DATE CERTAIN OF NOVEMBER 13, 2002, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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SE-2002-DR-008 - DANIEL P. BURKE

Commissioner DuBois MOVED THAT WE DEFER DECISION ON THIS APPLICATION, SE-2002-DR-008, TO A DATE CERTAIN OF NOVEMBER 7, 2002.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting

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The meeting was adjourned at 11:25 p.m.  
Peter F. Murphy, Jr., Chairman